



## **TETON COUNTY IDAHO TAX DEED PROPERTY AUCTION QUESTIONS & ANSWERS**

---

### **1. DOES THE TAXING AUTHORITY SELL TAX LIEN CERTIFICATES OR DEEDS?**

We do not sell tax lien certificates or deeds in Idaho. If property taxes on real property become three (3) years delinquent, the county takes title to the property through a process called "tax deed." This process involves extensive research to make sure that all individuals who are a legal "party in interest"(Idaho Code §63-1005) are notified of the delinquency and given an opportunity to pay the tax and retain their interest. In Teton County the tax deed hearing is held in June or July of each year.

### **2. HOW IS THE TAX DEED PROPERTY SOLD?**

The county commissioners control the decisions to auction property acquired through tax deed. Idaho Code§31-808 outlines the powers and duties of the Board of Commissioners with regard to tax deed auctions (sales).

In Teton County, when tax deed properties are to be sold, the Teton County Commissioners will schedule an auction to be held within 14 months of the tax deed hearing. The successful bidder must present payment in full in cash or by cashier's check or bank wire transfer, at the Teton County Treasurer's office within 48 business hours of the auction closing. Once payment in full is made to Teton County, a Quit Claim Deed will be recorded and a copy of the recorded deed will be presented to the Buyer.

### **3. WHEN AND WHERE ARE AUCTIONS HELD? HOW DO I FIND OUT IF AN AUCTION IS SCHEDULED?**

The next auction has been scheduled for July 11, 2013 @ 1:00pm. The auction will be conducted in the Teton County Commissioners' Chambers located at 150 Courthouse Drive, Driggs, ID (1<sup>st</sup> floor). A minimum of ten (10) days prior to the auction a notice will appear in the Teton Valley News (paper of record) providing a list of properties to be sold, a legal description and street address for each property, or if no street address, a description of the location stating distance and direction from the nearest city.

### **4. CAN I GET MORE DETAILED INFORMATION ON THE PROPERTIES TO BE SOLD? WHERE?**

Go to the Teton County Website at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov) - click on the announcement "Tax Deed Auction" and follow the links to the Treasurer's "Additional Information" for Tax Deed Auction. Specific property information is obtained by clicking on the parcel number. Additional information is available by accessing the Teton County GIS site for parcel and plat data <http://www.tetoncountyidaho.gov/departments.php?deptID=14>.

## **5. HOW IS THE MINIMUM BID SET?**

The minimum bid includes all current, delinquent and estimated current year taxes, certifications, special assessments, interest, late charge, fees and costs incurred.

## **6. WHAT IS THE RATE OF INTEREST ON DELINQUENT TAXES?**

Interest on delinquent taxes accrues at 1% per month. There is no statutory interest rate, which applies to parcels taken by the county through the tax deed process. We apply 1% per month when calculating recommended bid requirements.

## **7. WHAT HAPPENS TO THE PROCEEDS OF THE SALE OF TAX DEED PROPERTY?**

Proceeds from the sale of tax deed properties are distributed according to Idaho Code §31-808 2(b) "If the property to be sold has been acquired by tax deed, pursuant to the provisions of chapter 10, title 63, Idaho Code, the proceeds from the sale, after payment of all delinquent taxes, late charges, interest and costs, including the cost for maintaining the property, shall be apportioned by the board of county commissioners to parties in interest as defined in section 63-201, Idaho Code, and then to the owner (s) of record of such property at the time the tax deed was issued on the property." The claims information and deadlines are outlined in subsection (c) of the same code section.

## **8. WHAT IS THE REDEMPTION PERIOD FOR TAX DEED PROPERTIES?**

Property taken through the tax deed process may be redeemed by the owner(s) or other party(ies) holding a recorded legal interest in the property within one (1) year of tax deed issuance or until sold at public auction, whichever comes first. After sale at public auction, there is an additional one (1) year period in which the property may be redeemed if the tax deed process is proven to be irregular.

## **9. WHAT ARE THE RULES OF SALE REGARDING PAYMENT?**

Terms of sale are determined by the commissioners, requiring payment in full in cash, by cashier's check or bank wire transfer (guaranteed funds) received no later than 48 business hours of the auction's close in the office of the Teton County Treasurer.

## **10. WHAT IS THE PROCESS FOR GETTING A DEED TO THE PROPERTY?**

Teton County issues a Quit Claim Deed upon the sale of property taken through tax deed.

## **11. WHAT ARE THE RULES OF SALE FOR "BID-IN" PROPERTIES?**

This is not applicable in Idaho.

**TETON COUNTY MAKES NO REPRESENTATION OR GUARANTEE AS TO THE ACCESSIBILITY, VALUE OR USABILITY OF THE PROPERTIES TO BE AUCTIONED.**

---

Dawn Felchle  
Teton County Commissioners' Office  
150 Courthouse Drive – Room 109, Driggs, ID 83422  
(208) 354-8775 ♦ Email: [commissioners@co.teton.id.us](mailto:commissioners@co.teton.id.us)